150 HOUSES FOR SALE

BOORMAN'S

TAKE A LOOK AT
3470 CALUMET
A 3-BEDROOM
NHA HOME
FOR ONLY
$2091.20 Down
$89 Mth, Incl Taxes
For Transportation
Phone J. S. Boorman
Office hours EV 3-7124;
Eves EV 2-5036

FAIRFIELD
$2450 DOWN

Situated 1½ blocks from the sea this solid older-type family home features: LARGE LIVING ROOM OPENING TO GUEST-SIZED DINING ROOM, FAMILY KITCHEN, 1 BEDROOM DOWN AND 2 UP. FULL BASEMENT. ATTACHED GARAGE. GOOD VALUE. PRICE ONLY ... $8000
Stan Cornish, res EV 3-5878

GORGE
Semi-Bungalow

In absolutely immaculate condition near the Gorge Park is this six-room stucco home. Through-hall plan that consists of: living room, 11x13, with maple floors and open fireplace; French doors to dining room; bright kitchen, wired for electric range; large bedroom and Pembroke bathroom on main floor. Stairway to two good-sized bedrooms up. Full cement basement with drive-in garage and Oil-O-Matic furnace. This is a buy and certainly worthy of your consideration.
Full price ... $10,700
W. I. Boorman, res EV 4-0434.

$1750 DOWN
5 BEDRMS.
OIL H.W. HEAT

Attractive semi-bungalow situated in the popular Doncaster area. Five spacious rms on main with concealed stairs to 3 bedrms up. On bus route, close to schools and shops. Attached garage. Oil range included. Well-landscaped grounds in a lovely treed setting.
A steal at ... $11,900
For further information phone:
A. Mutch, res. EV 3-7137, or
G. Haney, res. EV 2-2386

OAK BAY
3 BEDS — DEN

This is a good family home, situated in a quiet neighborhood close to Beach Drive. Cosy LR with FP, guest-size DR, electric kitchen, den, and one bedrm; concealed stairway to 2 good-size bedrms. Full cement basement. Oil-O-Matic hot-water heating, drive-in garage. Low taxes. Lovely garden lot with fruit trees. Clear title on good terms. Price ... $14,500
R. F. Harris, EV 3-7124;
res. GR 7-2998.

OAK BAY
5 ROOMS

A quality+ home north of the Avenue, on a quiet residential street near transportation. Bright, spacious LR, dining room, 2 excellent bedrooms, cab elec kitchen. Full high basement with pkg oil heating, garage. Attractive and easily-maintained grounds with trees and shrubs. Can be sold C.T. or financed.
Full price ... $15,750
T. Smith, res EV 4-7325

OAK BAY
Choice Location
3 BEDROOMS

Lovely 6-rm, 5-year-old, clear title bungalow with all modern features. 1,600 square feet floor area. Nicely finished rumpus room with fireplace, extra bedroom and full plumbing in basement. Auto oil hot-water heat. Large lot. Full price ... $19,500
(terms)
C. Kelley EV 3-7124, res. EV 3-4864
F. Long, EV 3-7124, res. EV 2-2916.

BOORMAN
INVESTMENT CO. LTD.
611 FORT ST. EV 3-7124

FAIRFIELD
REALTY
339 COOK STREET

BARGAIN
3 BEDROOMS
5-MILE CIRCLE
2¼ ACRES

Are you tired of being cramped for space? Do you want a nice large, large lot; rocks, fir trees, arbutus in a high location?
Stop looking. I have it, three bedrooms, 4-pce Pembroke bath, living room panelled in driftwood ranch panel with raised hearth fireplace, space saving cabinet electric kitchen finished in knotty pine with wrought iron hardware. Two partly finished rooms in basement, one with a fireplace. This house is only 4 years old and has a 5¼% mortgage. Hurry, hurry, hurry for this won't last.
Full price ... $13,650
(on terms)
Phone Sid Bentley, EV 5-9765, eves. EV 2-6600

665 Canterbury
EXCLUSIVE

Fairfield Realty has been instructed to sell this excellent property on large lot, nicely landscaped. Consists of 2 bedrooms, large living room with embossed floors, dining room, spotless elec kitchen. Full basement, drive-in garage, laundry room, economic coal and wood furnace. This property can be sold for $1,500 down, $85 per month.
Full price only ... $10,700
Have a look, then call Len LeDoux, EV 5-9765 anytime, you will be pleased you did.

CITY BROKERAGE
1618 Blanshard EV 4-5022

JUBILEE
New 3-Bed. NHA
Only $12,900
$1900 DOWN
Mrs. Fulton, EV 4-5022,
EV 3-1953 eves.

LET'S LIVE

In a modern 3-bedroom home in CADBORO BAY. Only $2,000 down and if you have any left over buy a boat and enjoy life down at the beach.
Full price only ... $12,900
Peter Brown, EV 4-5016, EV 4-5537

OAK BAY HOUSE FOR SALE—3 bedrooms, playroom in basement, hardwood floors throughout, oil heat, $13,000 cash. Preview 3-5, 1484 St. David St.

Ker & Stephenson
Ltd.

EXCLUSIVE
NEW
ST. CHARLES
SUBDIVISION

Nine NHA homes left, minimum floor area 1,050 sq. ft. for 2 bedrooms, 1,200 sq. ft. for 3 bedrooms, by first-class builder. Choose your plan and lot now.
For full particulars please consult J. H. Ford or A. L. Wagner, EV 5-3411 anytime.

REDUCED FOR QUICK SALE

Owner leaving city so 655 BAKER ST. is now offered for sale for only ... $11,370
Drive by and see this charming bungalow which overlooks the valley from its high location. Large L-shaped living and dining room with fireplace, cabinet electric kitchen, 2 bedrooms and 4-pce bath on main floor recreation room, drive-in garage in basement; oil heat.
For appointment to view, please call MR. LEMMON at EV 5-3411
Exclusive

$12,950—OAK BAY
A SPARKLING JEWEL

Secluded, parklike garden. Fine specimen oaks, rockeries, trim lawns, choice shrubbery. The smart distinctive styling and expert craftsmanship will please the purchaser of this charming home. There is a big LR and separate DR, elec cabinet kitchen. Entrance and through halls, 2 spacious bedrms and 4-pc bath. (Also finished bedroom below.) ALL OAK FLOORS. (HW oil heat.) Full basement. Garage under.
An Exclusive Listing.
EV 5-3411 Mr. Nichols GR 7-3089
EV 5-3411 Mr. Vallance GR 7-1917

SEA VIEW APARTMENT OAK BAY

This is a de luxe suite in a comparatively new building with elevator service. Nice entrance hall (carpeted), large living room (24x14), dining room, four-star kitchen with colored stove and refrig., two spacious bedrooms, bathroom with vanity. Storage room. Excellent laundry facilities. Garage available. Further particulars gladly given. Full price.
... $19,500
Mr. Speed, EV 5-3411 anytime.

UPLANDS
EXCLUSIVE

We can offer you almost immediate possession of this attractive and well-built home in this very desirable area. Pleasing entrance hall large living room (15 x 25), guest-size dining room, powder room, modern kitchen with breakfast area, graceful open stairway to three bedrooms and bathroom up; full basement with recreation area and maid's quarters. Nice garden with lawns, patio and trees. This is a house that we can highly recommend. Further particulars gladly given.
Fairly priced at ... $29,950
Mrs. Harvey and Mr. Speed
EV 5-3411 EV 5-3411

KER & STEPHENSON LTD.
Member Multiple Listing Bureau
909 GOVERNMENT STREET

HICKS REALTY LTD.
1710 Douglas Street EV 2-8104
Opp. Hudson's Bay Store

ACREAGE
Stucco bungalow, 3 bedrms, HW floors, pleasant LR with FP, L-shape DR, full cem. bsmt with FP. N.H.A. mtge at 5½%. 1¼ acres with well-built stable for 2 horses. $2,500 down. Full price ... $14,750
Bill Felton, EV 2-5104 anytime

2-RM BASEMT SUITE
Lovely University district. 6 rms. LR with FP, 3 bedrms, elec kit. Modern bath, full bsmt with 2-rm suite, drive-in garage, black top driveway. O-O-M heat, terms. Full price ... $14,500
Olive Greaves, EV 2-5104 anytime.

TRIPLEX
In very good rental area. 3 self-contained suites with total income of $170 per month. Two rented with one vacant for owner. Full price with terms ... $12,250
Mrs. McKeage, EV 2-5104 anytime.

LOOK AT THIS
Owner being moved east forces sale of this 6½-year-old home with 1,300 sq. ft. of living space consisting of 14'x24' LR, 3 lge bedrms, cab kit, 4-pce bath and full bsmt. Where can you get all this for only ... $11,000
With good terms.
Bert Bryant, EV 2-5104 anytime.

HI QUADRA
Brand new 2-bedrm bung in new subdivision near school and shops. Lge LR, compact cab elec kit, 4-pce bath. Full cement basement. Drive-in garage. O-O-M. Excellent floor plan, good value with terms ... $10,500
at
P. G. Jackson, EV 2-5104 anytime.

BARGAIN
Here is a real family-sized home in Oak Bay close to schools, shops and transportation. LR with FP, DR, kit plumbed for washer and wired for elec stove. Also a den which could be used as extra bedrm and 2-pce bath on ground floor. 4 lge bedrms and bath upstairs. Full basement, automatic coal stoker. ... $9900
Good terms
Mrs. Lachlan, EV 2-5104 anytime.

ACREAGE
REAL VALUE, CLOSE TO TOWN. 1¼ acres on a gentle slope, good soil, some seclusion, mostly cleared. 3 bldgs for stock in good repair, stucco 2-bedroom home, part basement, 12 years old. ... $9000
Full price
Mr. Davies, EV 2-5104 anytime.

THE ROYAL TRUST CO.

Oak Bay side-by-side duplex. Two blocks from the sea and beach. On transportation and close to shopping area. Each side consists of through hall living room with open fireplace, dining room, modern kitchen wired for range, 2 good-size bedrooms, 4-pce Pembroke bath. Full basement. Drive-in garage. Hot air furnace. Owner will take some first mortgages as part payment. Price ... $19,900
A. E. Coles.
THE ROYAL TRUST COMPANY
1205 Government Street EV 3-4136
Evenings EV 2-8752

BRAND NEW 2 BEDROOMS, FULL basement. Oil-O-Matic. High Quadra. One block from new school. Full price $10,500 on terms. Owner. GR 9-1929.

WHITTOME'S
Established 1892

HEAR YE
SEE THIS

Very attractive and spotlessly clean 4½-room bungalow on a large well-kept lot, affording privacy in the Portage Inlet area. Spacious modern kitchen and bar, large well-appointed utility room. Open, sunny area. This would sure suit the young house-proud couple with $2,500 down who wants to keep within the $9,000 bracket.
Guy Meuffels, EV 2-4255 anytime
Res. EV 2-7829

QUICK POSSESSION!
4 Bedrooms

Very close to WILLOWS BEACH and school, this comfortable stucco home has AUTOMATIC OIL HOT-WATER HEAT, and a full dining room. An excellent buy at ... $14,500
For further details and terms please phone B. Travers-Smith, EV 2-4255 anytime, EV 5-6653 eves.

SPRING IS BUSTIN' OUT

All over this lovely, secluded garden. Loads of bulbs, trees and even a fish pond. The house has extra large living room, guest-size dining room, 3 bedrooms, large rumpus room in full basement. On blind road. Clear title. Open to terms, around $4,500 down.
Asking ... $14,500
Vivienne Appleyard, EV 2-4255 anytime.

IMMEDIATE POSSESSION

Try your down payment on this 1,067 sq. ft home. Living rm 20x25, attractive fireplace, large kitchen with eating area, 2 bedrooms, attractive bath. Full cement basement, new package oil furnace. Price ... $10,500
To view please call Mrs. Ruth Squires, EV 2-4255 anytime; res EV 2-2269.

ROYAL VIEW AT VIEW ROYAL

This 3 bedroom home situated in coveted area with sea view and close to seashore. All rooms are large. Full dining room, living 22' long with fireplace; full basement. Insulated home. Wired 220V, new Duroid roof. TAXES ONLY $85 per yr. $3,500 down.
Price only ... $10,500
Have your deposit handy! Call R. Harris, EV 4-3672 or EV 2-4255 anytime.

NHA
$2163 DOWN
3 BEDRMS.

Compare before you buy. Smart 6-rm bungalow. Through hall, open arch and black wrought iron work to spacious living room; open fireplace offset by wall of mahogany; natural mahogany kitchen cabinets, bar and hanging cabinets separating dining area, three bedrooms, good-size closets; full basement, Oil-O-Matic heat, drive-in garage. Mt. Tolmie district with good bus, schools and stores.
Full price ... $13,750
Mr. Drew, EV 2-4255 anytime; res. EV 3-4980.

3 BEDROOMS

Large living room with Roman tile fireplace, bright dining room, smart mahogany cabinet kitchen, utility on main. Full basement, Oil-O-Matic, drive-in garage. Near transportation and schools. Terms ... $13,750
Please call Mrs. Ruth Squires, EV 2-4255 anytime; res. EV 2-2269.
J. H. WHITTOME & CO LTD.
1218 Broad Street — EV 2-4255
anytime
Member Multiple Listing Bureau.

FINANCIAL SURVEY LTD.
1324 GOVT. ST. EV 4-9305

$2100 CASH
NEW NHA
3-bedrm bungalow. Living rm with FP, excellent kitchen and dining area. Oak floors. Full basement. Oil AC heat. Dr-in garage. Located near schools, shopping and bus in Haultain area.
Price ... $13,500
S. W. Anderson, res., EV 3-8917

LOVELY HOME
O-O-M HEAT
$2,000 DOWN
This is a beautiful home. Features lge living rm, dining area, attractive fireplace, gleaming oak firs, elec cab kit, 2 spacious bedrms, 4-pce colored bath. FC bsmnt with rumpus rm. It is insulated. Lot is larger than ordinary. Location is perfect. See it today. Priced right, $2,000 dn ... $11,200
P. G. Williams, res., EV 4-9637

ESQUIMALT
2-bedroom stucco bungalow. Full basement. Oil heat, low taxes. Ideal for retired couple.
Full price ... $8950
N. A. Fraser, res. EV 5-3751

PATRICIA BAY
Comfortable 4-room cottage overlooking Patricia Bay. 3 lots. Electric light, good well, partially furnished. $900 down.
Full asking price ... $6000
M. E. Braithwaite, res., EV 2-7645

UPLANDS—BEACH DR.
8-room modern stucco residence with easily-maintained grounds. 4 bedrooms, 3½ bathrooms, 27-foot living room, family dining room, full basement. For appointment to view please call S. W. Anderson, res. EV 2-8917; N. A. Fraser, res. EV 5-3751.

WESTERN
HOMES LTD.
611 YATES STREET

OPEN HOUSE
2741 PEATT RD.
"LANGFORD"
SAT. MARCH 14
2 - 5 P.M.

Move in immediately. Lovely 4-room stucco bungalow. Large living room, open brick fireplace, cab kitchen, 4-burner gas range and garbage burner, 2 bedrooms and clothes closets, 3-piece standard bath, attached garage, gas wall furnace, utility room, laundry trays. Lot 95x225, all fenced. Taxes $77 gross. Terms $1,875 down payment.
Price ... $7875
Please call Cliff Green,
GR 9-3759.

"CADBORO BAY"
"FURNISHED"
"PRICE $7800"

To settle an estate we are offering this 20-yr-old 4-room bungalow for sale. Some interior painting required. Only 2 minutes to beach. Ideal for a couple but the price must be cash. Mr. Evans, EV 2-2157, EV 5-5533.

ENQUIRE

Your down payment could be accepted on this brand new 3-bedroom, full basement home which is ready to move into, close to schools, transportation and city centre. On sewer and lovely treed lot.
Full price ... $13,000
Please call Howard Blake,
EV 2-2157, res. EV 2-6719

FAIRFIELD
We have just listed a 3-bedroom bungalow under contruction. Will be complete in early April. There is still time to select your color scheme—but you must hurry. Full price $12,800, $8,800 will handle. Please call J. A. McLellan, eves. EV 4-6171, King Realty, EV 2-2131.

TOWN & COUNTRY HOMES LTD.
851 Pandora Avenue EV 2-7276

HIGH QUADRA FULLY FURNISHED

Owner transferred, says sell my 5-ROOM STUCCO BUNGALOW complete with or without furnishings. Combination living room, dining room, electric kitchen, 2 large bedrooms and bathrooms. OIL-O-MATIC HOT-AIR HEATING PLANT in full basement. Landscaped lot 52'x208' in lawn and shrubs. Separate garage. Partial list of furnishings includes FRIGIDAIRE ELECTRIC RANGE, AUTO WASHER, DINING ROOM TABLE, COLONIAL MAPLE DINETTE SUITE, 3-PC CHESTERFIELD SUITE, 4-PC BEDROOM SUITE, 3-PC BEDROOM SUITE, DRAPES, TABLES, CHAIRS, ETC., ETC. Terms arranged. $2,500 down will handle this attractive home.
Furnished price ... $12,500
Unfurnished ... $11,500
Call Mr. Ludlow, EV 2-7276 anytime.

YOUR CHOICE
We have two modern family homes each of which has different appeal in design and accommodation. Both are situated on Cedar Hill Road on approx one acre of very nice property. One has four bedrooms and 2 bathrooms, the other 3 bedrooms with space for a fourth. Each has lge L room and rumpus room and O-O-M heating. Both are priced right at $16,900 and $16,500 with terms available and each constitutes an excellent buy. Let me show you these beautiful homes.
Duncan Bingham EV 2-7276
anytime.

OAK BAY
1 YEAR OLD
3 BEDROOMS

Located south of the Avenue, on an attractive street. This lovely home contains entrance and through hall to large living room with FP, electric cabinet kitchen and 4-piece bath plus 3 bedrooms, all on one floor. Full basement, automatic oil heat, drive-in garage. ONLY $3,500 DOWN.
Full price ... $14,950
HURRY TO SEE THIS. Phone Keith Rose, EV 2-7276; res. EV 2-9579

FAIRFIELD
OFF MOSS
NEW HIGH-LEVEL BUNGALOW. LET US SHOW YOU THIS OVER 1,000 SQ. FT. 3-BEDRM HOME NOW BEING BUILT IN THIS POPULAR AREA.
Has cathedral entrance, hence the high, elevated living level to afford privacy from street. 19-ft in-line LR, dining rm with tile fireplace, cabinet kitchen and HW floors. Oil-O-Matic heating, with fresh air flow to all rooms. Space for extra rooms in high, nearly ground-level basement. Choose your own color scheme on this one. Completion after middle May. Substantial mortgage arranged at $57 month, principal and interest.
Full price ... $12,800
Phone Harold Ware, EV 2-7276, res. EV 2-1461, or H. Forrest, EV 2-7276.

$1000 DOWN
Family Home

Older, one-floor bungalow in CITY, close to new shopping centre, all schools including kindergarten. Has living and dining rooms, granite fireplace, modern kitchen, utility with tubs, three bedrooms, extra kitchenette and bath. About 1,400 sq. ft. in A-1 condition!
FULL PRICE ... $7950
Cash offers considered.
EXCLUSIVE with L. Yeo and P. Simpson, EV 2-7276 ANYTIME.

CUTE — COSY
NO STEPS

MT. TOLMIE stucco bungalow, close to bus and shopping centre. Hardwood floors, 2 bedrooms, utility, oil heat, garage. Priced right.
Call Ken Sturgeon, EV 2-7276, or res. GR 7-1580.

F. N. Cabeldu
1212 Broad Street EV 3-7174
(Member Multiple Listing Bureau)

ESQUIMALT
Here is one of the most beautifully kept houses we have seen, only 8 years old and just like new. It consists of vestibule, LR 16x14 with fireplace and corner window, attractive kit with nook and wired for range, two nice bedrooms and tiled 4-piece bathroom. Full basement with drive-in garage, neat and well-kept garden all ready to sow the vegetables. Possession would be indefinite ... $10,500
at present.
Call H. W. Blenkinsop

COMPLETE SECLUSION
ON 50 ACRES
WITH MAGNIFICENT
VIEWS

Located six miles from city centre with exceptionally wide views of the countryside this family home comprises 4 bedrooms, three bathrooms, large living and dining rooms, family-size kitchen, full cement basement, oil heating, two garages and greenhouse. Paved highway to gate entrance. City water laid on. Opportunity knocks at the price of ... $27,000
James R. L. Burridge
EV 3-7174 Eves GR 7-6645

UPLANDS
OUTSTANDING
VALUE

This attractive three-year-old ultra-modern home is designed for today's easy living. Large entrance hall, three bedrooms, living room, FP, dining room, electric kitchen with pine cabinet kitchen with vent fan and garbage pulverator, 4 pc bath comprise main floor. Basement features large family room, FP, built-in bar and refrigerator, games room, 4th bedroom or den, 3-pc bath and workroom. Auto oil HA hit. Double carport. Wall-to-wall carpeting in hall and stairway leading to family room and TV antenna included ... $23,500
in full price of
Please call B. F. Gorely,
Eves. EV 2-6602

A. BERNARD
& CO. LTD
629 Fort Street EV 4-9335

SEA VIEW
A smart, new, well-constructed stucco bungalow, with auto oil heating, on a large lot. Four attractive rooms, 4-pce bathroom and utility room. Quite close to a beach.
Price ... $9800
Please call Mr. Francis, EV 4-9335; Res. GR 9-4810

LAKEFRONT
A nice piece of lakefront property with an older three-bedroom home (half basement), large LR with fireplace.
Price ... $8500
Please call Mr. Francis EV 4-9335, Res., GR 9-4810.

OAK BAY
LINCOLN ROAD
Attractive stucco home choicely located close beach, shopping and transportation. Living room with FP, DR, kit, 2 bedrms and bathrm. Additional 2 bedrms upstairs. Full bsmt, new package oil heating unit, drive-in garage. Compact lot with variety of fruit trees, price with good terms ... $14,000
EXCLUSIVE LISTING.

$2500 DOWN
MOVE IN TOMORROW
Just completed, excellent location. Attractive L-shaped LR with FP. Cab kit with utility room, 3 bedrms and bathrm.
Price ... $12,500
Eves. Mr. Murdock, EV 2-9607

FOR SALE FOR CASH ATTRACTIVE two-bedroom home in Oak Bay. Large living room, dining room, modern kitchen all in perfect condition. Oil-O-Matic heat. Full cement basement with large rumpus room, extra bedroom and drive-in garage. Fully landscaped lot with 10 bearing fruit trees. Phone EV 4-7296. Positively no agents.

SOUTH FAIRFIELD: UP-AND-down duplex, freshly painted, fruit trees, $9,750. No agents. EV 4-2190.

RANDALL'S LIMITED

FAIRFIELD
DE LUXE HOME

CLOSE IN, this seven-year-old bungalow is lovely. Large spacious rooms, living room 24x16, master bedroom 16x16. Basement area, bedroom, extra plumbing, party room 24 ft. long, kitchen, tiled sink, extra cupboards, 12x12 dining area, Roman tile fireplace, thru break hall, 4-pce bathroom, oil heat, garage. $2,400 spent in landscaping, flowers, shrubs. Facing south. Priced to sell now. Truly a lovely home. Terms ... $17,500
Mr. Randall, eves., EV 2-5447.

CITY
WALKING DISTANCE
This immaculate bungalow has entrance hall, large living room, separate dining room, 2 large bedrooms, family size kitchen with Youngstown sink, full basement, with furnished room, pkg oil heat, separate garage. Will stand builder's inspection.
Full price ... $8500
Terms to reliable party.
This is an exclusive listing.
Mr. Lowndes, eves, GR 8-2151

ESQUIMALT WAY
Older, type home, will be rewired, redecorated, and ready by March 20 for occupancy. Has four bedrooms.
Full price ... $5950
Low down payment to suitable party.
Ken Lowndes, eves, GR 8-2151

HIGH QUADRA
Splendid white siding bungalow built 9 years. Living room with fireplace, two large bedrooms, Pembroke bathroom, cab elec kitchen, basement. Pkg oil furnace and drive-in garage. This home is situated on high ground and requires no decoration. ... $9450
Full price
with $2,000 down.

ONLY ONE
Beautiful stucco bungalow, built two years. Large living room with fireplace, two bedrooms, Pembroke bathroom, cab elec kitchen with dining area and utility room. Oil heat and attached garage.
Full price ... $8950
with clear title
On two above, call Mr. Sudbury, eves GR 9-1906

CITY BUNGALOW
4 ROOMS

Suitable for retired folks. Stucco bungalow, walk down town, no steps, nice living room, cab elec kitchen two bedrooms, utility room with HA furnace, tubs, separate garage, front and back lawns, small garden.
Price ... $8750

DUPLEX
SIDE-BY-SIDE
James Bay, revenue $105 monthly. Three-room suite with bath, two-room suite with bath. Low taxes, ideal investment.
Price ... $8400
On two above, call Mr. Davis, eves, EV 4-8614

GEORGE RANDALL LIMITED
1309 Douglas St. Phone EV 4-8109

KING REALTY
Weiler Bldg
609 Broughton St EV 2-2131

$76 A MONTH
$12,000 NHA Mtge
One more coat of white stucco and this very large 3-bedroom home is ready for occupancy. The grounds have been levelled for lawns with the wrought iron railing around the walk to the front door and much more. A TRUE RANCHER OF 1,460 SQ. FT.
AT ... $14,700
Lee Hallberg, eves. EV 3-8510

BUILD NHA
$2500 DOWN
1500 SQ. FT.
Your choice of post and beam for conventional construction. This price includes finished recreation room with FP, on view lot 101x135, overlooking golf course and mountains. On sewer. Our plans inc. at this
PRICE ... $15,850
Lee Hallberg, eves. EV 3-8510

FAMILY HOME
8 rooms, all large, 4 bedrms, 2 bathrms, living room, dining room, den. Full basement with 2-room gardener's suite, spacious grounds. Near Parliament Buildings. With terms ... $12,500
Please call G. Dickason,
eves. EV 3-0449

REDUCED
Yes, this 2-bedrm, NHA home has been reduced by $1,000 for quick sale. Has large LR with FP. Full bsmt, oil heat. OFF TILLICUM. Monthly payments as rent. FULL PRICE WITH TERMS ... $10,500
Bel Shragge, eves. EV 2-8802.

HAYNES
Long - Low - Attractive
The rambling ranch type bungalow with breezeway and attached garage and white stucco exterior. Entrance hall leads to living room on one side and into the knotty cedar den on the other. A smart modern dining room with French doors to outside patio. A spacious modern kitchen with plenty of storage and snack space with built-in electric range and automatic washer. A separate hall leads into two twin-size bedrooms with smart bathroom between. Basement with working space and containing the automatic oil heating plant. All windows equipped with Veneitan blinds. Situated on a half acre lot partly landseaped and part natural growth trees. Floor area of house is approximately 1,380 sq. feet without breezeway and garage, and is eight years old. Quiet location near Cedar Hill Crossroad. Some shrewd buyer will see the value in this nice home by comparison with others and present-day building costs.
Asking ... $16,500
price
Please ask for W. Jones EV 3-8303
evenings.
ARTHUR E. HAYNES
739 Fort St. EV 3-3833

DALBY & CO.
REAL ESTATE AND INSURANCE
1010 BLANSHARD EV 3-6241

BETTER THAN 10%
We offer an investment in a new duplex that has few equals. A choice location, superior construction and 10% on your investment of $10,500 after all mortgage payments and taxes. What could be finer as a safe hedge against mounting inflation? Do yourself a favor, see Stan Kennedy for price, quickly.

$500 DOWN
Here is an attractive Sidney cottage just for you. Cute and cosy living for older couple or young family starting out. This will sell immediately so phone Mrs. Ethel Harvey right away at EV 5-6741. Northwestern Securities of Victoria, Ltd.

BY OWNER — STUCCO BUNGALOW, 5 rooms, full cement basement with laundry tubs, automatic oil heat, hardwood floors throughout. Cabinet kitchen wired for electric range. Landscaped garden. Deep Heights. Price $14,500. EV 2-2488. No agents.

SIDNEY REAL ESTATE
JAMES RAMSAY GR 5-2622

P. R. BROWN
& Sons Ltd. — Est. 1900
1112 Broad St. Phone EV 5-3435

MUST BE SOLD!
PRICE REDUCED
This lovely 3-bedrm home features combined LR and DR with FP, cab elec kit, 3-pc bath and oak floors throughout. Full basement with drive-in garage. Oil-O-Matic heating. Domestic HW (elec). Fully insulated. Smart stucco exterior with Duroid roof. Well landscaped property in wonderful condition. Price, ... $13,500
with terms.
For further information please phone A. Marion, EV 5-3435; res. EV 2-0697.

LAKE HILL
5½% NHA
3 BEDRMS
LANDSCAPED
Dandy built 4-year-old home in fine view location. Thru hall, all rooms good size. Full basement with fireproof garage. Blacktop driveway. Fully landscaped lot with fruit trees, lawn and rockery, no work or expense required. All this for only ... $12,600
Monthly payments $69 include taxes.
Phone Ross Hartnell, EV 5-3435; Res. EV 2-9672

EXCLUSIVE
GORGE DISTRICT
Price reduced for quick sale. Open to offers on down payment. Immaculate 2-bedrm, no bsmt, white cedar siding bungalow. Fully insulated. Lge cab elec kit, utility rm with laundry tubs. Separate garage. Asphalt driveway. Nicely kept grounds with numerous rose bushes, etc. FULL PRICE NOW ONLY ... $7500
For further particulars please phone Ross Weber, EV 5-3433, or A. Marion, EV 2-0697, or office, EV 5-3435.

EXCLUSIVE
2525 Scott St.
MUST BE SOLD
Four bedrooms, living room, dining room and kitchen, full basement; separate garage. Suitable for conversion, could be a real moneymaker. Please see this without delay. Only $2,350 down, balance at $70 per month.
Price ... $7850
Phone R. E. Hill,
EV 5-3435; res., EV 3-6918

$1000 DOWN
LIVE RENT FREE
Three suites, James Bay; large rooms each, sep entrance, 3 sep gas meters, potential revenue $120; one block from sea. Price just reduced to ... $7500
For further information call F. Scherbaum at EV 5-3435, or res., EV 2-8301

HEISTERMAN
"HOUSE and GARDEN"
UPLANDS
A charming house that's a home. A neat garden, small. Up two steps and we enter this immaculate 5-year-old, 6-room 3-bedroom bungalow with extras galore. All drapes in home. W-to-W broadloom in hall, living room and dining room included. A den, 4-piece bath, 2-piece bath, a dream kitchen and adjoining utility breakfast room overlooking the smart patio. New refrigerator-freezer, new automatic clock range, automatic washer, electric dryer and other extras throughout house too numerous to mention. Residence heated by oil. Accommodation for two cars. Price ... $35,000
C. J. Harrington (sole agent),
EV 3-4161, eves. EV 3-5846

GORDON HEAD
EXCLUSIVE
Must sell, owner transferred. Three-year-old, 3-bedroom ranch style, full basement with fireplace in rumpus. Oil-O-Matic, large fenced lot beside lovely trees. Large NHA 5½% mortgage—offers and down payment will be considered ... $15,250
W. H. Hamilton, EV 3-4161,
Eves GR 7-1555
Graham Harris, EV 3-4161
Eves GR 7-1198

HEISTERMAN & COMPANY
(Established 1864)
1121 Blanshard Street. EV 3-4161

SWINERTONS
(Established 1889)
620 BROUGHTON ST EV 3-7181

BEACON HILL
FURNISHED
$1600 DOWN
Reduced in price for quick sale, this well-kept property of 6 rooms. New oil furnace, new wiring. Low taxes. There is a revenue of $60 per mo. for the rent of 3 rooms. Located ½ block from park and sea. Good buy at the low price of ... $7900
Mr. Holland, EV 3-7181, EV 4-7659.

SPECIAL, ONE WEEK
608 LAMBIE DRIVE
The owners have committed themselves to move to the U.S.A. this month, so here is your chance to purchase this 5-year-old stucco bung at a big saving. Situated among fine homes with a perfect view, this home consists of large LR, DR, elec kit with lots of cupboards, 2 good bedrms, 4-pce bath. Attached garage. Oil heat. No bsmt to keep tidy. $3,500 could handle ... $12,100
Mr. Crickmay, EV 3-7181, EV 5-3170

JUBILEE
Immaculate 3-bedrm, 2-tone stucco bung on a high location. Entrance hall, living room with fireplace, dining rm, utility and storage. Sun rm, full bsmt, piped furnace, drive-in. A good buy on terms ... $9700
at
Mr. Crow, EV 3-7181; res. EV 2-0775

CARED FOR
By Loving Hands
FIRST TIME ON
THE MARKET

If you are looking for the sweetest buy in Victoria in a darling 2-bedroom bungalow, READ ON!!!! This 12-year-old, stucco bungalow on a corner lot, has only improved each year with excellent care. Boasting of a delightful living room with fireplace, separate dining room, electric cabinet kitchen, 4-piece bathroom; all beautifully-appointed and so homey; basement has finished rumpus or family room; Oil-O-Matic heat. Only $2,000 down. ... $11,200
Full price
Balance as rent. This is exceptional value and must sell this weekend. You can't afford to wait—call MARY FRASER now, EV 5-6741 or EV 5-4335.
NORTHWESTERN SECURITIES
OF VICTORIA LTD.

MT. TOLMIE DISTRICT
We think this is the ideal home for a couple or small family. Attractive and exceptionally well-built 4-room bungalow, fully insulated and with high cement basement. Situated on 2 nice lots in lawns and garden with young bearing fruit trees, ornamental shrubs, etc. This is well worth the asking price of only $10,500. Eves. EV 4-9925. Bayne & Toder Agencies, 749 Fort St. Phone EV 2-1121.

FOR HOMES IN COLWOOD LANGford see Grant & Jenkins, your local agents. GR 8-1239 Langford.

BYRON PRICE
1314 QUADRA STREET

ESQUIMALT
EXCLUSIVE
3 BEDROOMS
$1750 DOWN
$78 TAXES
TO VIEW THIS SPOTLESS HOME THAT OFFERS IMMEDIATE OCCUPANCY, CONTACT N. KRIENKE OR M. DUFF, EV 5-2458.

NEW DUPLEX
$4450 DOWN
Investment opportunity. Very desirable property located on a main street, close to school and bus. Each floor contains 1,037 sq ft, 2 bedrooms. Building has 2 furnaces. NHA mortgage arranged. Construction to start soon. Can be purchased for ... $19,750
low price of
To view plans of above duplex contact Lloyd Tinkham or Charles Giddy, EV 5-2458

NEW NHA
This charming 3-bedroom home is nearly ready to move in. Full basement and many extra features. $2,750 down and balance at $76.42 monthly.
Call me now, Jack MacKay,
EV 5-2458; res. EV 2-9644.

SURE 'T WILL
STEAL YOUR
HEART AWAY
The living room, dining room and entrance areas in this home have been ideally planned to take advantage of Modern living. Choice and location of panelling and fireplace is inspiring. Dining room opens onto a large sun deck. The kitchen is the most up-to-date in every respect. Three large, handsome bedrooms a vanity bathroom, attractive open stairway leads to a full daylight downstairs, ready and planned for development. Roughed-in plumbing and fireplace can be included. Automatic oil heat and carport.
Full price only ... $14,750
Down payment $2,700. Balance as rent.
Contact Joe Isherwood, EV 5-2458
anytime.

BRAND NEW
$1900 DOWN
New 2-bedroom home ready to move into. Full cement basement, framed rumpus room, carport. Full
price ... $10,400
Let me show you this one.
Al Vizard, EV 5-2458.

HARRY FOSTER LTD.
Opposite "The Bay"
1732 DOUGLAS ST. EV 2-2101

ONLY $500
DOWN
Balance as rent for this small four-room bungalow near Cordova Bay. 3-pc bathroom, fireplace in small living room. Taxes $60. (Close to beach.)
Full price ... $4950
G. Jessup, EV 2-2101; res. EV 2-1667

OAK BAY
Near Golf Course
See this cosy, modern bungalow situated in a really nice location. It's on a charming lot (oak trees) and taxes only $130. This 9-year-old home is ideal for your retirement. Heating is OIL-O-MATIC HOT WATER. Lovely living room with fireplace, a modern gem of a kitchen with bar-dinette, 2 good-sized bedrooms and a nice utility. No steps.
Price ... $12,600
C. Vining, EV 2-2101; res. GR 9-3786.

CITY
Under Construction
4-roomed stucco. Smart LR, wired cab kitchen, cute dinette, 2 bedrms, part basement, oil heat. No steps. Close to good bus and stores. Possession less than 30 days ... $9300
Please phone Fred Campbell,
EV 2-2101; res. EV 4-5872.

BUILD NHA
No Down Payment?
Own Your Lot?
Equity in Home?
We have a number of reputable builders ready to start your new home with a choice of plans and lots available. Also many homes now under construction in all areas. For further information call E. J. Butler, EV 4-7128, eves. EV 5-1232. Douglas Hawkes & Co., 817 A Fort Street.

BRENTWOOD
6 rooms, 1½ acres oil heat. Basement. NHA ... $14,500
Secluded 5-room home. Sea view. Large treed lot ... $7900
6-room home, 2 acres. Near sea. Good auto court site ... $13,000
About 1 acre. Good 4 rooms and bath ... $7500
BRENTWOOD PROPERTIES
7183 West Saanich Rd.
New phone, GR 4-1452

HIGH QUADRA
PRICE REDUCED
Owner wants quick sale of this fine family home of 2-3 bedrooms with thru hall, living room with nice fireplace, cabinet wired-for-range kitchen, and full basement with garage. A clear title property which may be bought for less than $2,000 down and easy balance $60-$65 monthly. Try offers—call TED KAY of Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 5-8852.

$750 DOWN
You will welcome the opportunity to buy this cosy bungalow on your own terms. 2 bedrooms, lovely kitchen, separate laundry area, full basement and a cute bungalow playhouse in back yard. Close to school, transportation and shopping. You will have to hurry for this one so phone Mrs. Nixon at EV 5-6741 right away. Northwestern Securities of Victoria Ltd.

4-ROOM BUNGALOW—APPROX. 1 MILE TO H.B.C. STORE—FULL BASEMENT, AUTO-OIL PKG heating, double lot good garden soil, numerous fruit trees, etc. A spick and span older-type home for a small family or retired. The full price is only $6,900. Convenient terms available or owner will trade for larger home. Exclusive with A. E.